

RALSTON COMMUNITY PLAN

LIST OF EXHIBITS

- 1- County Council Resolution
- 2- Original Plat of Ralston
- 3- Ralston Plan Boundaries
- 4- Landscaped Buffer prototype
 - A. Schematic detail - Church Lane to Sudbrook Lane
 - B. Elevation detail - Church Lane to Sudbrook Lane
 - C. Schematic detail - Sudbrook Lane to Waldron Avenue
 - D. Elevation detail - Sudbrook Lane to Waldron Avenue
 - E. Schematic detail - Waldron Avenue to Sherwood Avenue
 - F. Elevation detail - Waldron Avenue to Sherwood Avenue
- 5- Existing Traffic Patterns
- 6- Open space map
- 7- Walking Tour Infrastructure Summary
- 8- Zoning map of Ralston



COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1996, Legislative Day No. 20

Resolution No. 97-96

Mr. Kevin Kamenetz, Councilman

By the County Council, November 4, 1996

A RESOLUTION of the Baltimore County Council requesting the County offices of Community Conservation, Planning and Public Works, along with the Second District Councilman's Office and community representatives to prepare a community action plan for the Ralston community in Pikesville.

WHEREAS, the Baltimore County Master Plan recognizes and encourages local community action planning to address local, easily identifiable issues; and

WHEREAS, the Ralston Community, one of the first established residential communities of Pikesville, is a logical unit for planning within Baltimore County; and

WHEREAS, a community plan for Ralston will serve to enhance and preserve the characteristics of the area and stabilize the existing community; and

WHEREAS, there is a community and County desire to address issues relating to establishment of a passive community park, appropriate landscaping for the community, appropriate signage for the major access points to the community, appropriate traffic control issues, appropriate zoning issues (including establishment of a demarcation line between residential and commercial areas, with a landscaped buffer); development of a maintenance plan for landscaping and infrastructure needs; and

WHEREAS, the Baltimore County Council believes that these efforts should be continued

and that these community and County agencies should solicit public input and prepare an appropriate community action plan for the Ralston Community.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Planning Board, in conjunction with the Office of Planning, the Department of Public Works and the Office of Community Conservation is requested to gather information, solicit public comment and prepare a community action plan for the Ralston community and submit this plan to the County Council for its approval.

R09796

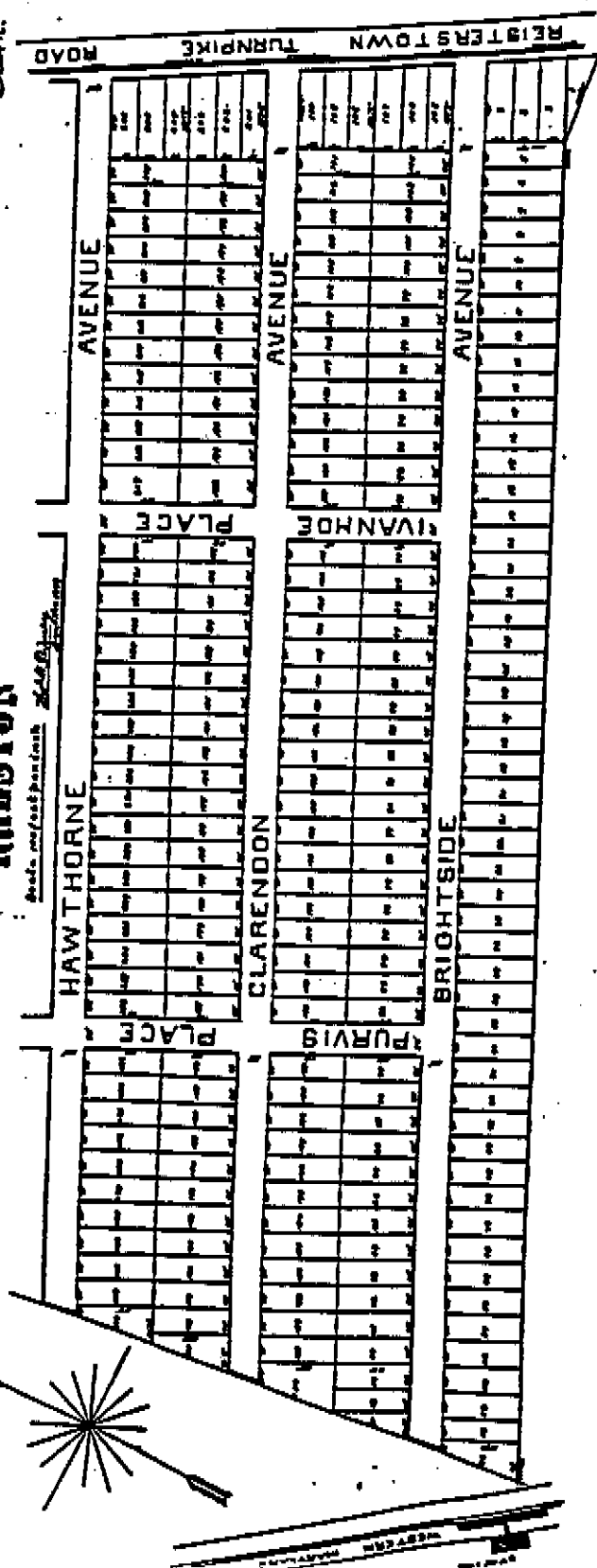
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Filed November 18/1917

Test: Lewis H. Baum,
Clerk.

J.W.S. N^o1 PART 2-275

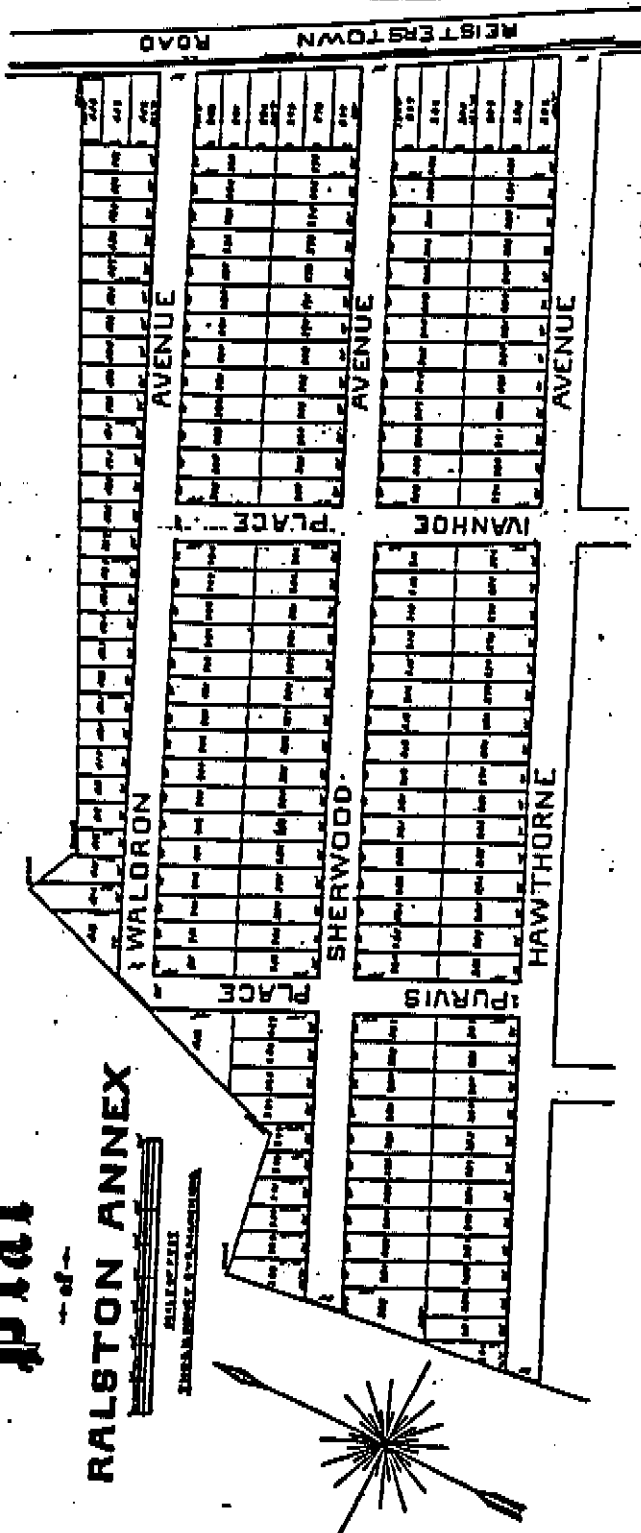
RALSTON



J.W.S. N^o1 PART 2-276

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RALSTON ANNEX



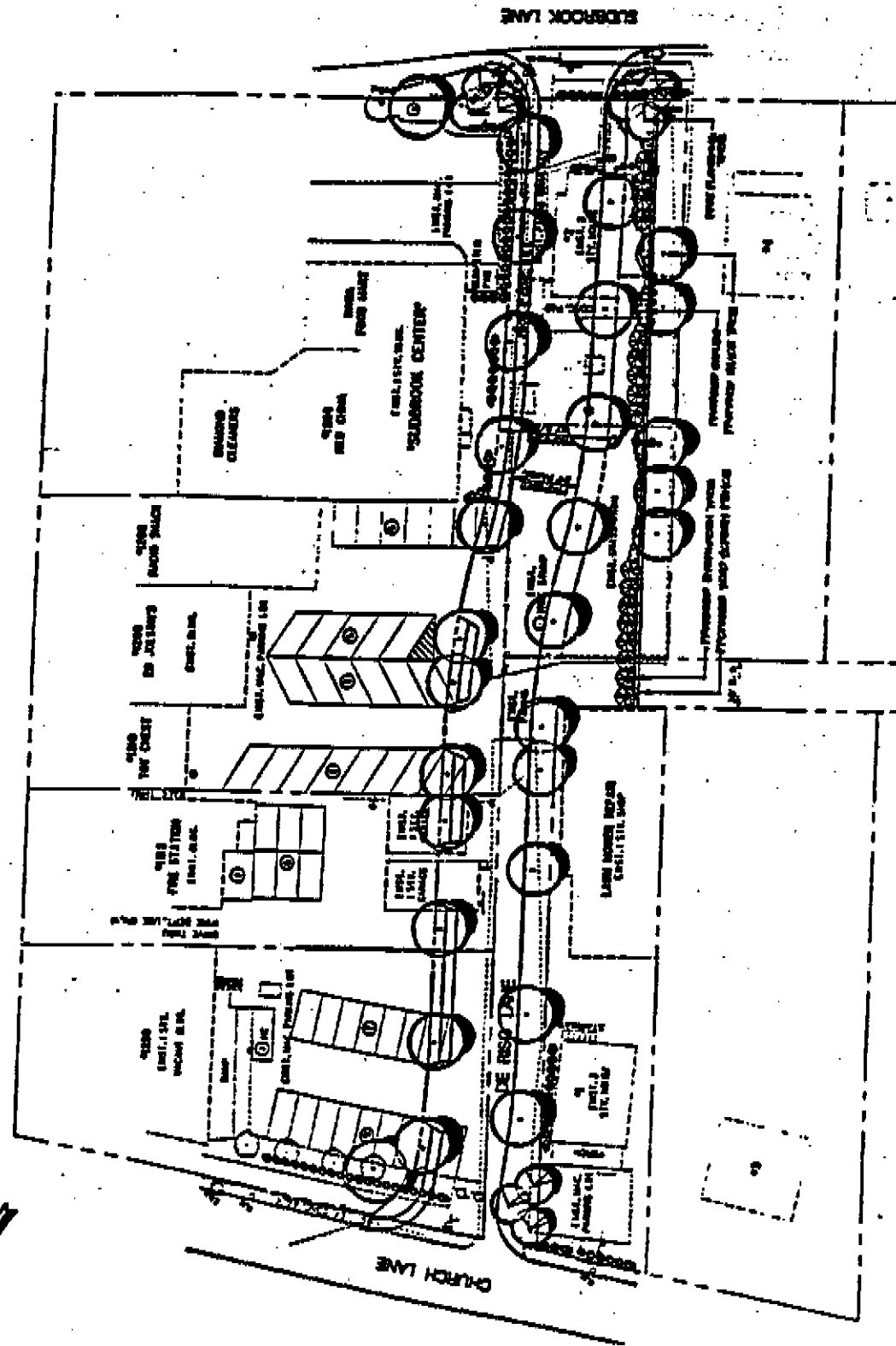


AMERICAN COLLEGE OF PHYSICIANS
1115 N. 17TH ST., PHILADELPHIA, PA. 19103
(215) 763-1234

Landscape Buffer Study

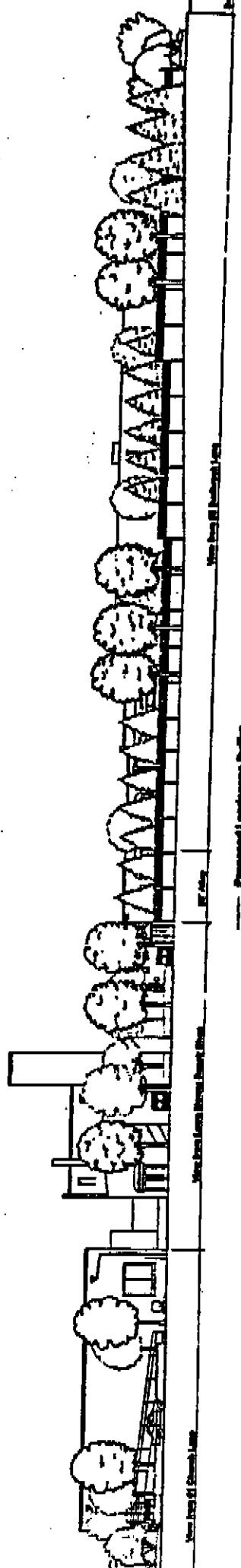
CHURCH LANE TO SLIDEBROOK LAKE

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De Riso Lane Extension
Southwest Elevations
Landscape Improvement Study
Harris County Office of Planning
June, July 1994 2000 10-10

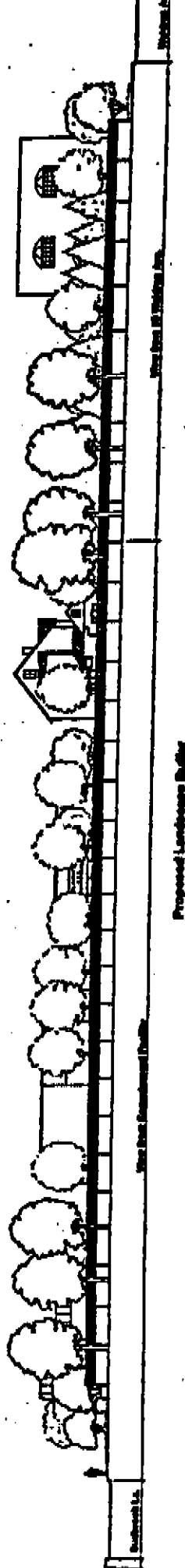
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Robert County, Ill.

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**JOHN LINDEN HILL
AN IDEALIST BUILT
TO RISE TO THE EXTENSION
OF HIS TALENTS**



De Riso Lane Extension

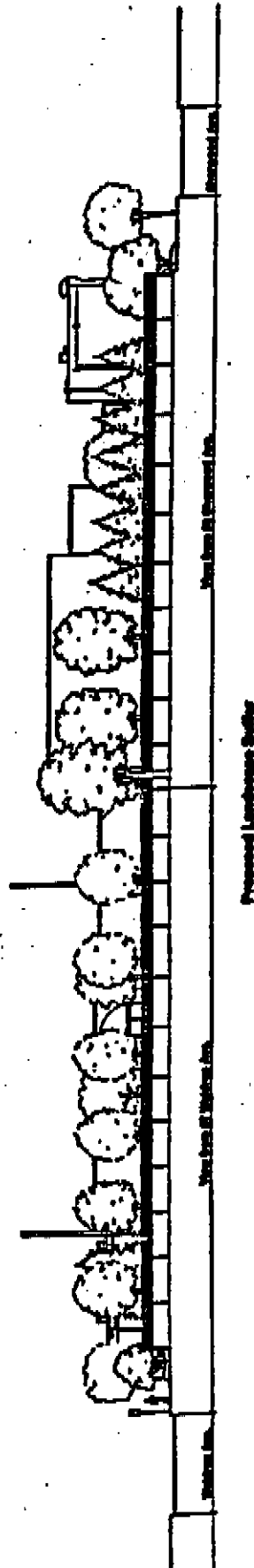
Southwest Elevations

Landscape Improvement Study



Planning Department
San Diego, CA 92161
Date: July 15, 2014
Scale: 1" = 10'

100% Planning Department
San Diego, CA 92161
Date: July 15, 2014
Scale: 1" = 10'



De Riso Lane Extension

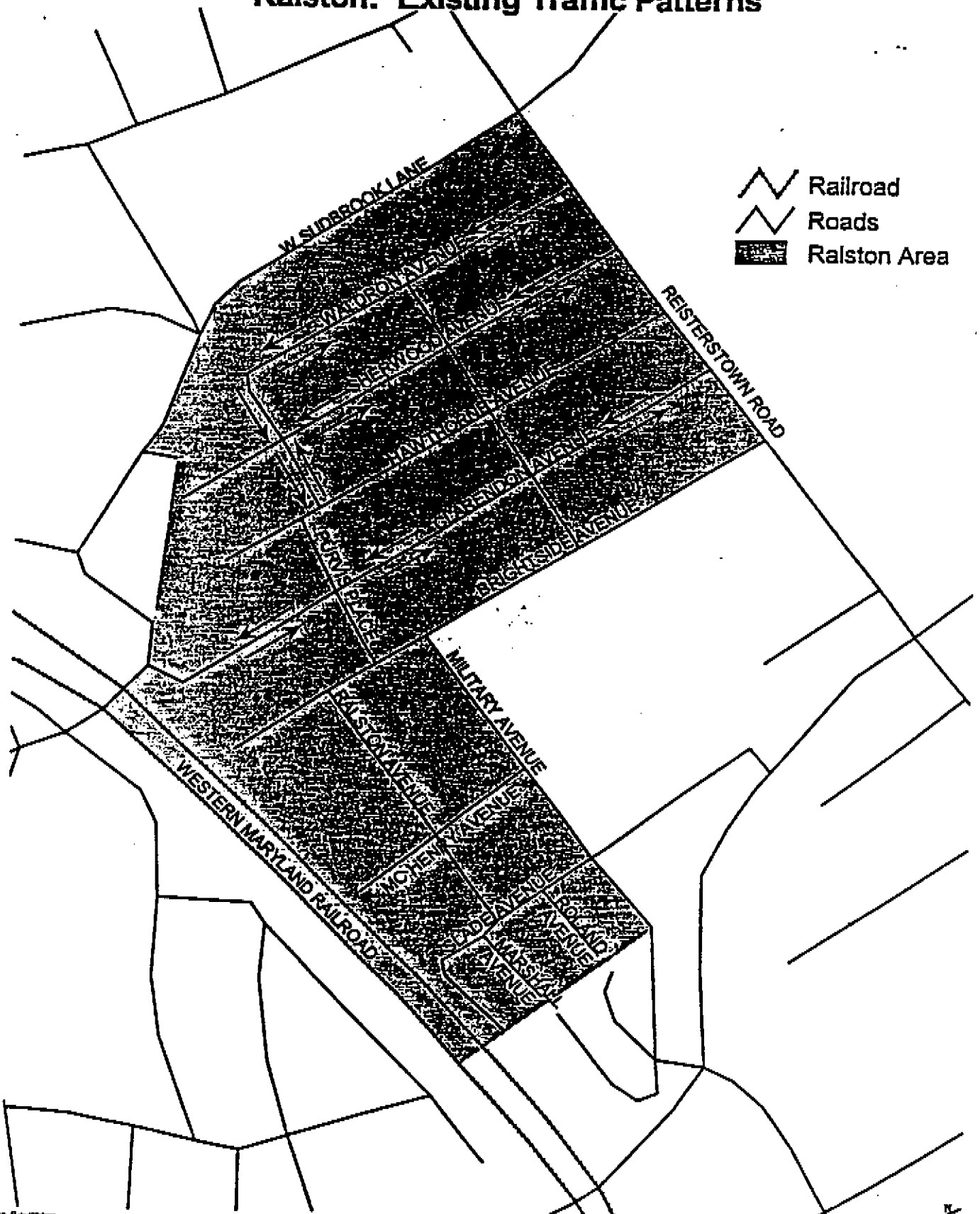
Southwest Elevations

Landscape Improvement Study



San Diego County Office of Planning
June 1994 to 1995 Date: 7-1-97

Ralston: Existing Traffic Patterns



Data Source:

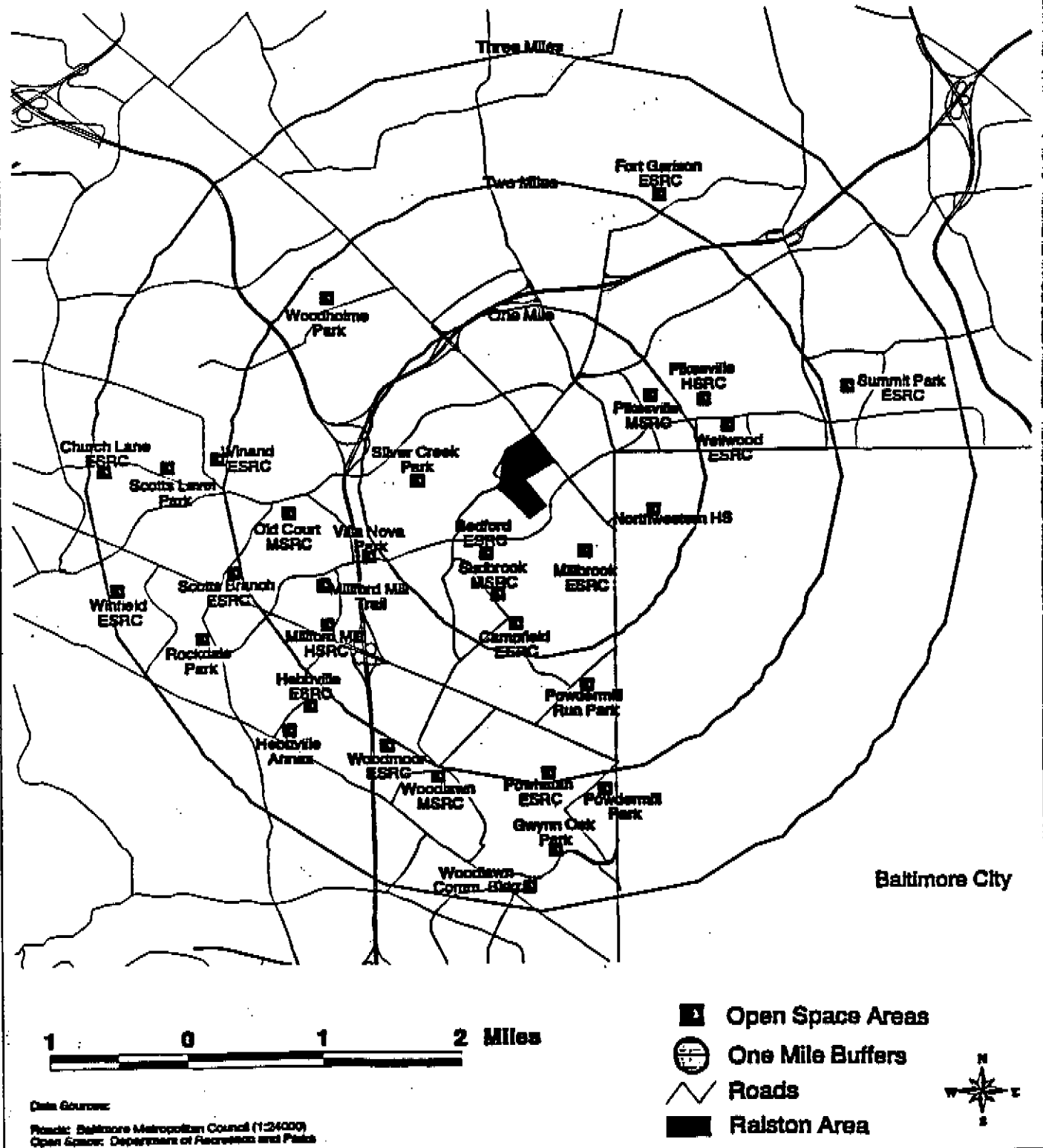
Roads:
Baltimore Metropolitan Council (1:24000)

100 0 100 200 Yards



Exhibit 6

Ralston Community Open Space Opportunities



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Councilman Kevin Kamenetz

DATE: June 18, 1997

FROM: Dave Green
Community Planner

SUBJECT: Ralston Community Infra-structure Assessment Walk

The following needs were identified during a recent tour of the Ralston Community. The tour participants included:

- Councilman Kevin Kamenetz
- Melinda Hipsley, President, Ralston Community Association
- Residents of the Ralston Community
- Bob Olsen, Director, Department of Public Works
- David Fields, Director of Community Conservation
- Adele Kass, 2nd District Council Aide
- Dave Green, Community Planner

Significant potholes were identified in the roads at the following locations:

- | | |
|----------------------------|---|
| 1) 7 and 9 Sherwood Avenue | 9) All of Ralston Avenue |
| 2) 22 Sherwood Avenue | 10) Military Avenue (between Brightside and Slade Ave.) |
| 3) 107 Sherwood Avenue | 11) Intersection of Hawthorne Avenue and Purvis Road |
| 4) 112 Sherwood Avenue | 12) 207 and 209 Clarendon Road |
| 5) 184 Sherwood Avenue | 13) Intersection of Ralston Avenue and McHenry Road |
| 6) 205 Sherwood Avenue | |
| 7) 121 Sherwood Avenue | |
| 8) 124 Sherwood Avenue | |

Significant ruts were identified in the following streets.

- Military Avenue (Brightside Avenue to Slade Avenue)
- McHenry Avenue (Military Avenue to Ralston Avenue)
- Ralston Avenue (McHenry Avenue to Slade Avenue)

Significant depressions were identified in the road bed at the following locations:

- 7 Waldron Avenue
- 103 Waldron Avenue
- 111 Waldron Avenue
- 113 Waldron Avenue

Curbs need to be replaced at:

- the Intersection of Ivanhoe and Clarendon Road
- 111 Waldron Avenue

Code Enforcement Issues were identified at the following locations:

- 20 Waldron Avenue - possible Livability Code Violations
- 5 Clarendon Road - Business operated in a residential zone
- 3 Clarendon Road - Garage converted to a residence
- 5 Brightside Road - Contractor's Equipment storage in a residential zone
- 112 Brightside Road - Abandoned vehicle and business operated in a residential zone
- 137 Clarendon Road - Abandoned vehicle
- 218 Clarendon Road - Livability Code Violations
- 220 Clarendon Road - Livability Code Violations
- 215 Clarendon Road - Abandoned vehicle
- 4 Sherwood Avenue - Abandoned vehicle
- 225 Clarendon Road - Livability Code Violations
- 231 Clarendon Road - Abandoned vehicle

Traffic

Residents indicated that Purvis Avenue should be considered for conversion to a one-way street

Street Lights

The community should contact Brenda Hinkle at (410) 887-3716 to schedule a community meeting to examine the need for additional street lights.

Vest Pocket Park *

A property known as 126 Sherwood Avenue was identified as a possible Vest Pocket Park.

As of January 1998:

General road repairs have been made. Additional resurfacing is currently being evaluated by the Bureau of Highways.

* See exhibit 7b.

DG:lsn

C: Pat Keller
Gary Kerns

**Inter-Office Memo
Baltimore County, Maryland**

DATE: March 26, 1998

TO: Arnold F. 'Pat' Keller, III, Director
Office of Planning

FROM: Charles R. Olsen, Director
Department of Public Works

SUBJECT: Raiston Community Plan

In reference to your request for comments on the Raiston Community Plan, please be advised that the potholes, ruts and depressions identified during the community walk through conducted in June of 1997 have all been repaired. Resurfacing for Waldron Avenue, Military Avenue, McHenry Avenue and Raiston Avenue has been added to the upcoming resurfacing program for the coming year.

We have no additional comments about any other aspects of the plan. Thank you for the opportunity to review the document prior to its presentation to the Planning Board and the County Council.

CRO/THH/tmm

c: The Honorable Kevin Kamenetz
Dick Harrison

RALSTON.MEM

B A L T I M O R E C O U N T Y,
M A R Y L A N D

Inter - Office Memorandum

To: Honorable Kevin Kamenetz
 Councilman, Third District

Date: September 23, 1997

From: John F. Weber, III, Director
 Recreation and Parks

Subject: Ralston Mini-Park

In response to your request, I have had my staff investigate the feasibility of a pocket park in this community. The Ralston community is comprised of single family homes, many with fences which would impede access to any potential "pocket park." Many homes have playground equipment in their own yards. The size of the lots are approximately 4,760 square feet or 1/10 of an acre. We generally require a minimum of a 1/4 acre for a tot lot with a preference of 1/2 acre. Parking for users of this park would be on the street which may be difficult with a 24 foot wide paved road.

Community Conservation suggested two locations: 126 Sherwood Avenue and a vacant parcel on Clarendon Road. The vacant parcel is 40' x 119' - approximately 1/10 acre. The Sherwood parcel has an assessment value of \$126,320. Upon inspection, we do not believe either of these are suitable for county owned parkland.





We would encourage the homeowners in Ralston to use the various existing recreational facilities in the area nearby (see attached map).

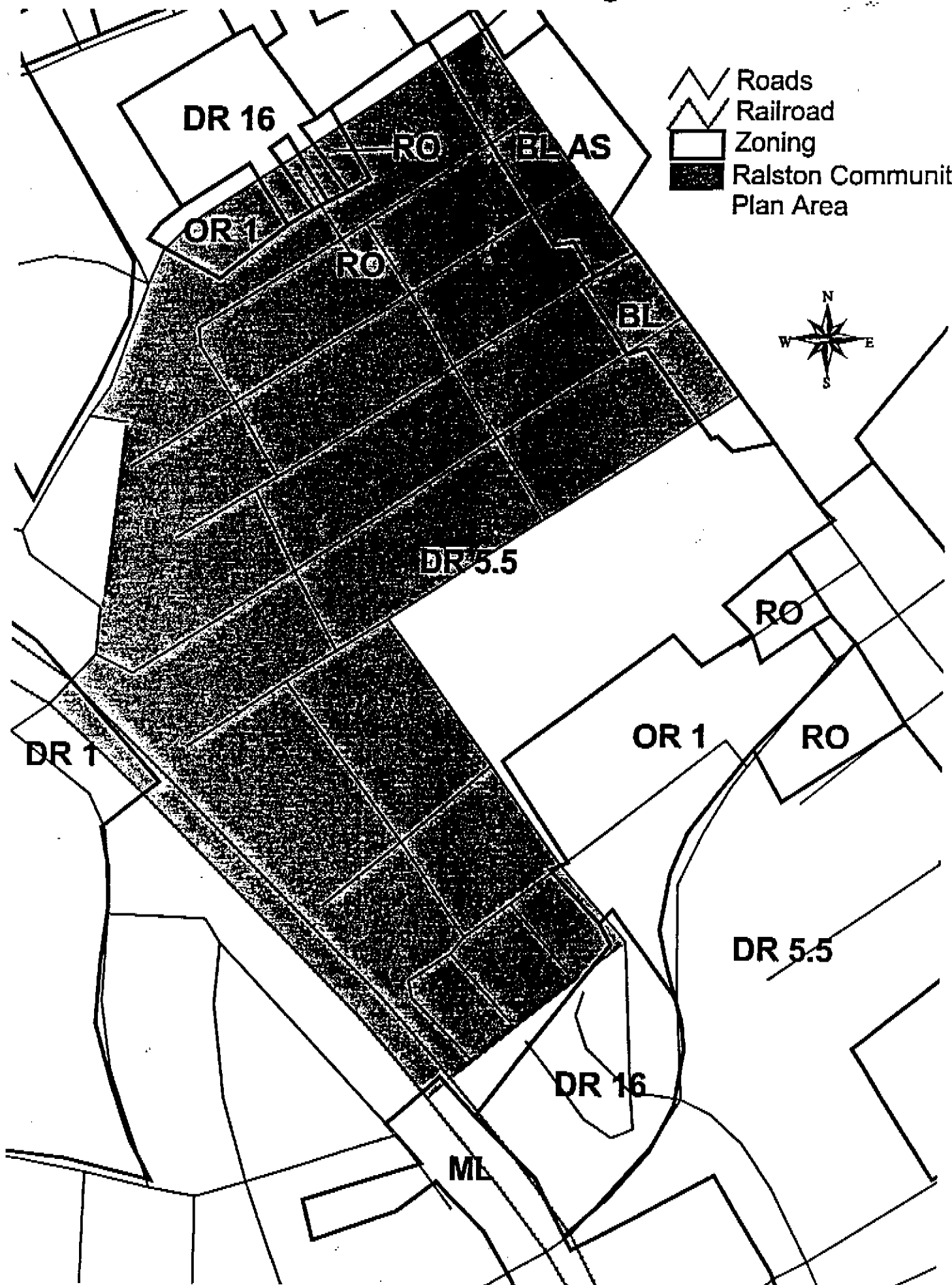
I am available to meet with you to discuss this issue further. While a pocket park does not appear feasible currently we should explore any other opportunities that could assist their efforts.

If you have further questions, please call me at (410) 887-3806.

JFW/mg

Ralston: Zoning

-  Roads
-  Railroad
-  Zoning
-  Ralston Community Plan Area





Baltimore County
Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204